

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Pydiparru Gram Panchayat - Tanuku Mandal, W.G. District - Change of land use from Park use to Commercial use in R.S No. 10/2D, 11/1B and 11/2 to an extent of Ac. 1.03 cents of Pydiparru G.P, – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No:72

Dated:22.03.2016

Read the following:-

- 1) Representation From Sri Chilukuri Kasi Visweswara Rao, Managing Partner, M/s. Sri Chilukuri Associates, Pydiparru Gram Panchayat, Tanuku (M), W.G. Dist., dt.28-12-2011 through Hon'ble M(MA).
- 2) Govt. Memo.No.1223/H1/2012-1, dt.20.01.2012.
- 3) From the DTCP Lr.Ro.No.839/2012/R, dt. 05.09.2012.
- 4) Govt., Memo No.1223/H1/2012-2, Dt.01.01.2013.
- 5) From DTCP Lr.Rc.No.839/2012/R, Dt.23.08.2013.
- 6) Govt., Memo No.1223/H1/2012-3, Dt.06.12.2013.
- 7) From DTCP Lr.Rc.No.839/2012/R, Dt.21.01.2014.
- 8) Govt. Memo No.11411/I2/2012, dt.30.06.2012.
- 9) Govt., Memo No.1223/H1/2012-4, Dt.31.05.2014.
- 10) Andhra Pradesh Gazette No.275, dated:05.06.2014.
- 11) From Miss.D.Radha, Advocate, Notice dated:26.06.2014.
- 12) From the DTCP, AP, Hyd, Lr.Rc.No.839/2012/R2, dt:16.09.2014,03.12.2014.
- 13) Govt., Memo No.1223/H1/2012, Dt.05.02.2015.
- 14) From the DTCP, AP, Hyderabad, Lr.Roc.No.839/2012/R2, dated:25.05.2015.
- 15) Govt. Memo No.1223/H1/2012, Dt:14.07.2015.
- 16) From the DTCP, Lr.Roc.No.839/2012/R2, dt:11.03.2016.

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ORDER:

The draft variation to the land envisaged in General Town Planning Scheme, the Master Plan of Tanuku, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.275, Dt:05.06.2014. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 12th read above has informed that the Commissioner, Tanuku Municipality has published the draft variation notification in two Daily News papers i.e., one in Andhra Jyothi in Telugu version and one in Hindu in English version. On publication of notification, objection received from Smt. D.Radha, Advocate under instruction of her client Sri K.Amruth Krishna Swarup that not to affect any changes or transaction in respect of schedule property without intimation of her client. The Municipal Commissioner, Tanuku has informed that the objection raised by the applicant is only with regard to the title dispute, hence the change of land use will not effect the title of rights of the parties.

2. In the reference 16th read above, the Director of Town & Country Planning has stated that, wherein Sri Ch.K.Visweswara Rao, Managing Partner, M/s Chilukuri Associates, Tanuku has submitted that the Government has been issued GTP & Gazette Notification calling Objections & Suggestions on the Change of Land Use proposal, one Sri Amruth Swaroop has filed objection stating that a suit is pending before the Hon'ble SCJC, Tanuku vide O.S.No.125/2010 between the petitioner and Smt. Akula Rama Devi and others who are the vendors of the site u/r to the applicant. The suit is still pending before Hon'ble Court. Further, the applicant submitted that total extent of Ac.0.02 ¼ cents (108 sq.yds.) of suit schedule property is not covered in the present proposed site under reference, even though, the applicant has given an undertaking on Rs.100/- NTS paper stating that he should abide with orders of the Hon'ble court while pronouncing the final order.

(P.T.O.)

3. Hence, the objection made by the applicants regarding land ownership is examined and the same may not be considered. Hence, the draft variation is confirmed.

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, AP,
Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Commissioner, Tanuku Municipality, Tanuku, W.G. District.

Copy to:

The individual through the Commissioner, Tanuku Municipality, Tanuku.

The District Collector, West Godavari District.

SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Tanuku General Town Planning Scheme sanctioned in G.O.Ms.No.480 MA., dated:19-09-2000, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

VARIATION

The site, in R.S.No.10/2D, 11/1B & 11/2 to an extent of Ac.1.03 cents of Paidiparu Gram Panchayat, Tanuku Mandal the boundaries of which are shown in the schedule hereunder and which is earmarked for Public open space (Park use) use in the General Town Planning Scheme (Master Plan) of Tanuku, sanctioned in G.O.Ms.No.480 MA., dated:19-09-2000, is designated for Commercial use by variation of change of land use based on the Municipal Council Resolution No.19, dated.28.08.2010 and Basing on the report of the national High ways Authority of India that the proposal does not effect the visibility of the vehicles and there is no proposal to acquire the land by NHAI and Local Body, as marked "A,B,C,D,E,F" in the revised part proposed land use map G.T.P.NO.1/2014/R, available in Municipal Office, Tanuku Town, **subject to the following conditions That;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The applicants shall handover area affected in 100'-0" Master Plan road as shown in the Plan ie.121.47 Sq.Mtrs to the Tanuku Municipality by way of Registered Gift Deed at free of cost.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

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4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Existing 200'-0" wide N.H.16 Road.
East	: Vacant lands commercial buildings
South	: Existing 100'-0" wide road.
West	: Existing Petrol bunk.

**R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER